

Form P

APPLICATION FOR APPROVAL OF A SITE PLAN

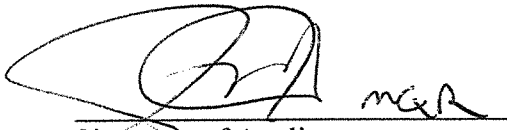
To the Franklin Planning Board:

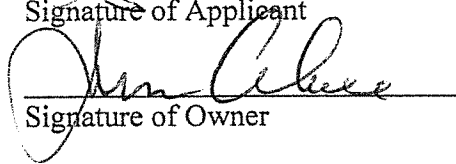
The undersigned, herewith, submits the accompanying Site Plan entitled "Site Plan
Washington Street" for approval under the
provisions of the Zoning By-Laws of the Town of Franklin covering Site Plans.

1. Name of Applicant: Franklin Flex Space, LLC.
Address of Applicant: 13 Clovely Road - Wellesley, MA
Phone No.: 781-810-4800 Email: pgenta@mpg-capital.com
2. Name of Owner (if not the Applicant): Abruzzi Realty Trust
Address of Owner: 55 Coutu Street Franklin, MA
Phone No.: 1-508-863-3606 Email: BETHCOLACE@msn.com
3. Name of Engineer: United Consultants, Inc.
Address of Engineer: 850 Franklin Street Suite 11D Wrentham, MA
Phone No.: 508-384-6560 Email: rick@uci850.com
4. Deed of Property recorded with Norfolk Registry of Deeds in
Book 39157, Page 493, (or Certificate of Title No.)
5. Location and Description of Property: The property is located on Washington Street and
abuts Interstate Route 495. The site is currently vacant. It is mostly wooded with a former
gravel railroad bed covering a portion of the site.
Zoning District: Industrial
Assessor's Map: 304 Lot: 064
Square Footage of Building(s): 45,360
Impervious Coverage of Existing Upland: 58.9
6. Purpose of Site Plan: The proposed project will include the construction of three
building, an access road, parking areas, a stormwater management system, a septic
system and connections to the Towns water system and utility connections..

7. List of Waivers Requested (if any) Attach form R for each waiver.

- To allow less than 42" of cover over the RCP drainpipe. Proposed use of Class V RCP.
- To allow the use of HDPE pipe for the manifolds and Pond1, Pond 2, Pond 3 and the Trench Drains.
- To allow minimal light spillage onto the abutting properties.


Signature of Applicant


Signature of Owner

FRANKLIN FLEX SPACE LLC
Print Name of Applicant

JIM COLACE
Print Name of Owner

CERTIFICATE OF OWNERSHIP

I the undersigned Applicant, do hereby certify to the Town of Franklin, through its Planning Board, that all parties of interest to the below-listed plan are identified in Section B: below,

SECTION A:

Title of Plan: Site Plan Washington Street

Date of Plan: June 28, 2021 Assessor's Information: 304-064

Prepared by: United Consultants, Inc.

Type of Plan: 81-P; Prelim.; Def.; Site Plan
Definitive Subdivision Modification

SECTION B:

Name of Record Owner(s): Abruzzi Realty Trust

Address of Record Owner(s): 55 Coutu Street Franklin, MA 02038

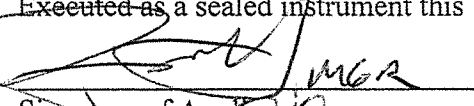
*If in the name of a Trust, Corporation or Partnership, list the names and addresses of all Trustee(s), Corporate Officer(s) or Partner(s):

*If in the name of a Trust or Corporation, list the Beneficiary(ies) of the Trust or the Shareholder(s) of the Corporation: _____


*If in the name of a Trust or Corporation, list the date, county, book and page of recording of the Trust Instrument, or the date and State of incorporation: _____

Executed as a sealed instrument this

day of 20


Signature of Applicant

FRANKLIN
FLEX SPACE LLC - PETER CENZA MGR
Print name of Applicant


Signature of Owner

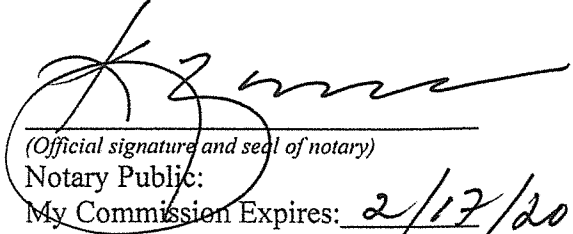
Jim Collee
Print name of Owner

Norfolk ss.

2021

On this 13th day of Sept 2021, before me, the undersigned
notary public, personally appeared Peter Coenta (name of
Applicant), proved to me through satisfactory evidence of identification, which were
MA Dr Lic to be the person whose name is signed on the preceding
document in my presence.

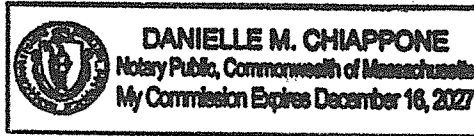



(Official signature and seal of notary)
Notary Public:
My Commission Expires: 2/17/2023

Norfolk ss.

20

On this 14th day of Sept 2021, before me, the undersigned notary public, personally appeared Jimmy Colace (name of Applicant), proved to me through satisfactory evidence of identification, which were photo id (license) to be the person whose name is signed on the preceding document in my presence.



Danielle M. Chiappone
(Official signature and seal of notary)

Notary Public:

My Commission Expires: Dec 16th, 2027

